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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

209,000 / 209,000

USE VALUE:

209,000 / 209,000

ASSESSED:

209,000 / 209,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
77-79		WEBSTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOUSING CORP OF ARLINGTON	
Owner 2:	
Owner 3:	
Street 1: 252 MASS AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: GUANCI JOSEPH J/LIFE ESTATE -	
Owner 2: -	
Street 1: 79 WEBSTER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .11 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
114	Housing Corp
4770	Sq. Ft.
Site	
0	80.
0.30	1

Depth / Price	Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp	4770	Sq. Ft.	Site	0	80.	0.30	1			-75						112,620						112,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
114	4770.000	96,400		112,600	209,000		30442
Total Card	0.110	96,400		112,600	209,000	Entered Lot Size	GIS Ref
Total Parcel	0.110	96,400		112,600	209,000	Total Land:	GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card:	84.44	/Parcel: 84.44	Insp Date
							11/12/18

Total Card / Total Parcel

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